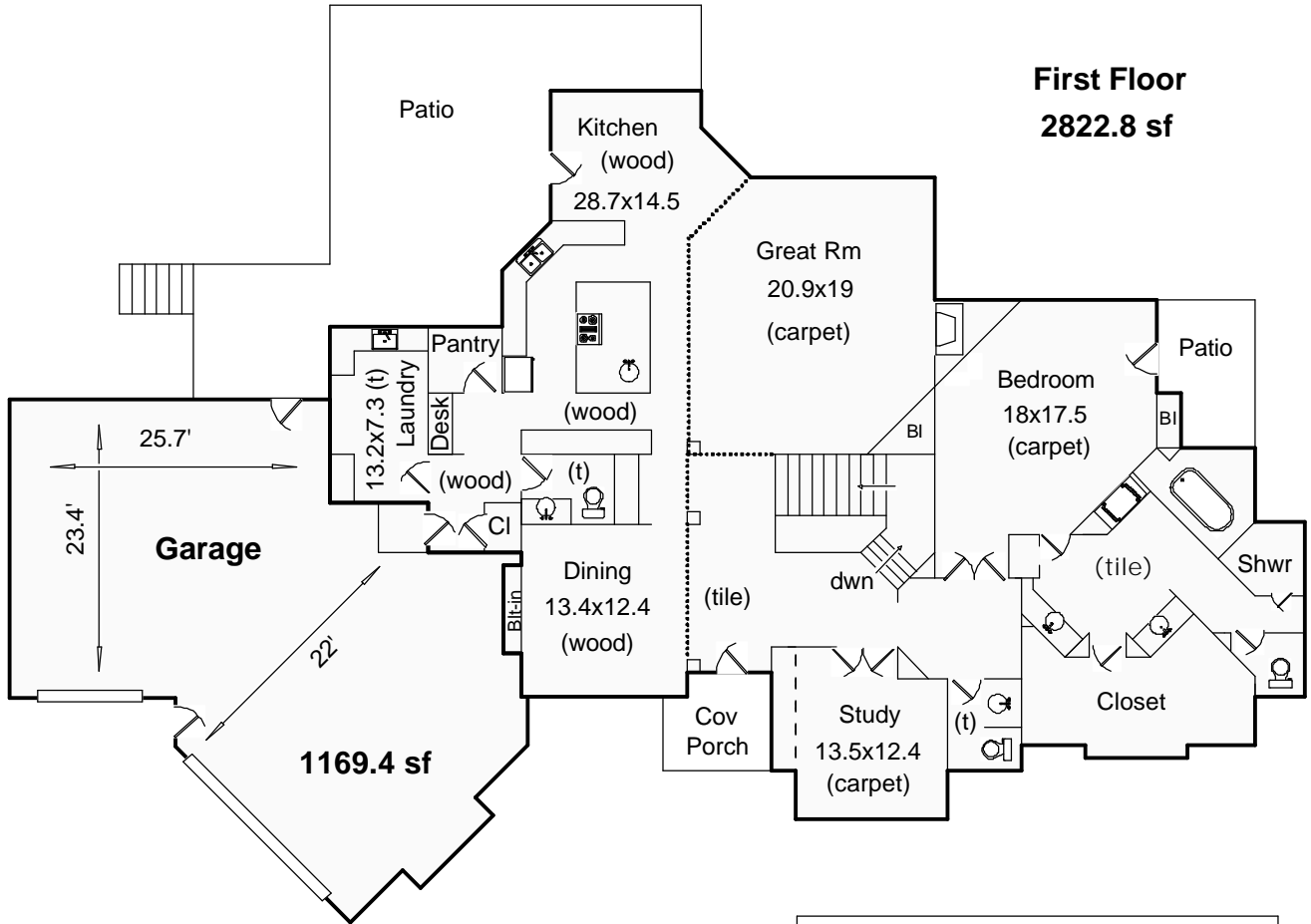
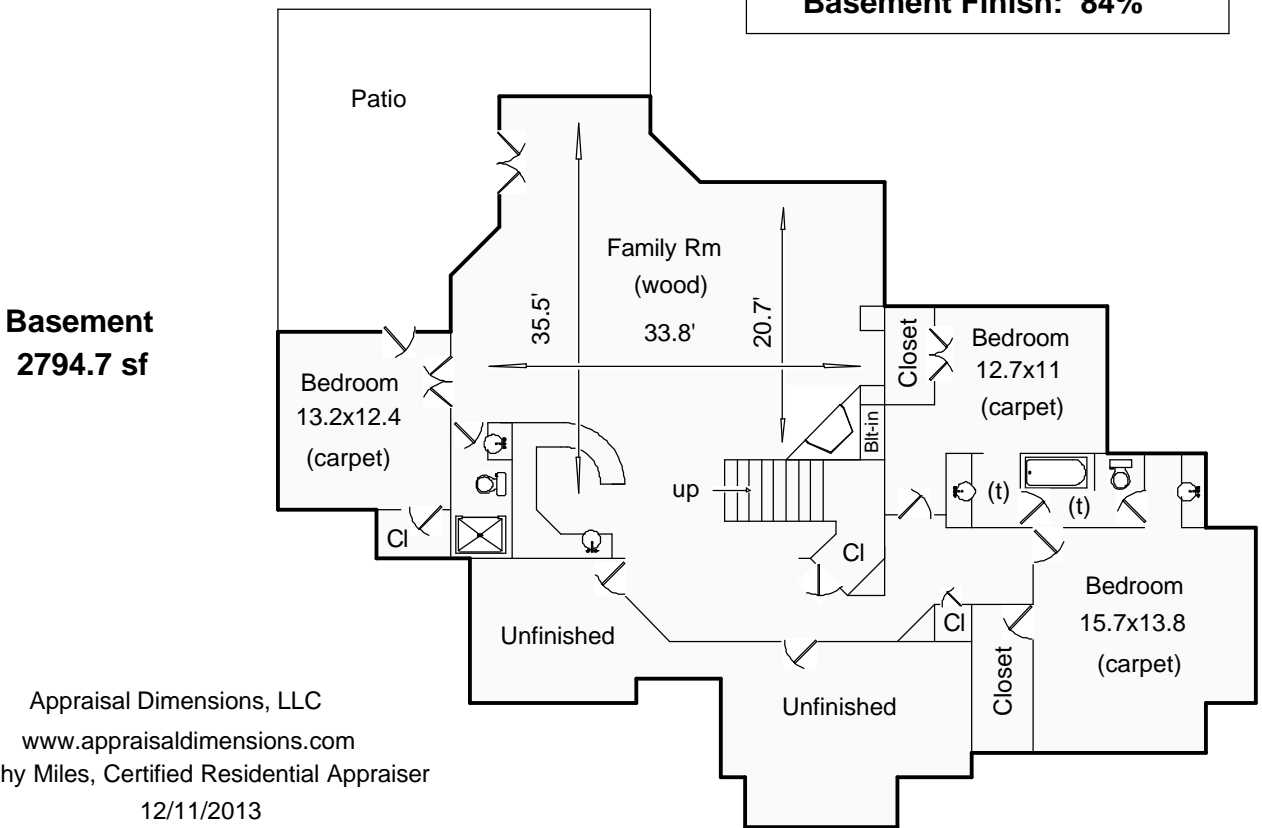


FLOORPLAN SKETCH

Borrower: _____ File No.: c1213threeeagles
 Property Address: 8362 Three Eagles Dr Case No.: _____
 City: Fort Collins State: CO Zip: 80528
 Lender: Agent: Wynn Washle



Total SF: 5618
Total Finished SF: 5167
Finished SF w/o Bsmnt: 2823
Basement SF: 2795
Basement Finish: 84%



Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Certified Residential Appraiser
 12/11/2013

*Scope of work is defined and included with this sketch

FLOORPLAN SKETCH

Borrower:	File No.: c1213threeeagles
Property Address: 8362 Three Eagles Dr	Case No.:
City: Fort Collins	State: CO Zip: 80528
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2822.82	2822.82
BSMT	Basement	2794.72	2794.72
GAR	Garage	1169.40	1169.40
Net LIVABLE Area		(rounded)	2823

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	67.2 x	5.4	362.88
	2.1 x	53.2	111.72
	69.2 x	4.5	311.40
0.5 x	4.0 x	4.0	8.00
	2.4 x	35.2	84.48
	75.2 x	4.5	338.40
	7.6 x	31.2	237.12
	71.2 x	2.5	178.00
	1.5 x	67.2	100.80
	7.0 x	12.2	85.40
	4.0 x	39.3	157.20
	2.0 x	43.3	86.60
	2.0 x	13.5	27.00
	1.5 x	63.6	95.40
	7.2 x	65.1	468.72
	1.0 x	63.6	63.60
0.5 x	4.0 x	4.0	8.00
	1.0 x	8.3	8.30
	2.0 x	20.3	40.60
	4.0 x	12.3	49.20
20 Items			(rounded) 2823

First Floor	GLA1		
	67.2 x	5.4	= 362.88
	2.1 x	53.2	= 111.72
	69.2 x	4.5	= 311.40
0.5 x	4.0 x	4.0	= 8.00
	2.4 x	35.2	= 84.48
	75.2 x	4.5	= 338.40
	7.6 x	31.2	= 237.12
	71.2 x	2.5	= 178.00
	1.5 x	67.2	= 100.80
	7.0 x	12.2	= 85.40
	4.0 x	39.3	= 157.20
	2.0 x	43.3	= 86.60
	2.0 x	13.5	= 27.00
	1.5 x	63.6	= 95.40
	7.2 x	65.1	= 468.72
	1.0 x	63.6	= 63.60
0.5 x	4.0 x	4.0	= 8.00
	1.0 x	8.3	= 8.30
	2.0 x	20.3	= 40.60
	1 unlisted calculations		= 49.20
Area total (rounded)			= 2823

Basement	BSMT		
	67.2 x	9.9	= 665.28
	2.1 x	53.2	= 111.72
	75.2 x	4.5	= 338.40
0.5 x	4.0 x	4.0	= 8.00
	2.4 x	35.2	= 84.48
	71.2 x	2.5	= 178.00
	1.5 x	67.2	= 100.80
	7.6 x	31.2	= 237.12
	4.0 x	39.3	= 157.20
	2.0 x	43.3	= 86.60
	2.0 x	13.5	= 27.00
	9.7 x	63.6	= 616.92
	7.0 x	12.2	= 85.40
	2.0 x	20.3	= 40.60
0.5 x	4.0 x	4.0	= 8.00
	4.0 x	12.3	= 49.20
Area total (rounded)			= 2795

Garage	GAR		
	8.4 x	26.0	= 218.72
	34.0 x	4.0	= 136.15
	41.6 x	1.0	= 41.64
	7.2 x	40.1	= 288.99
	41.6 x	3.5	= 145.73
	42.1 x	0.1	= 3.01
0.5 x	0.1 x	0.1	= 0.00
	3.9 x	28.6	= 112.51
	1.4 x	18.8	= 26.60
0.5 x	4.2 x	4.2	= 8.70
	28.6 x	0.1	= 2.04
0.5 x	4.5 x	4.5	= 9.92
0.5 x	1.4 x	1.4	= 1.00
0.5 x	1.4 x	1.4	= 1.00
	20.2 x	4.2	= 84.36
0.5 x	1.4 x	1.4	= 1.00
0.5 x	4.2 x	4.2	= 9.00
	11.3 x	4.5	= 50.40
0.5 x	4.2 x	4.2	= 8.70
	3 unlisted calculations		= 19.93
Area total (rounded)			= 1169

12/11/2013

Agent: Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: c1213threeeagles

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include garden levels in finished above grade square footage.

8362 Three Eagles Dr
Fort Collins, CO 80528

Homes where outside measurements are inaccessible, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points in most cases. Attached dwellings are measured from the centerline between units where appropriate. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on outside dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals. Square footage calculations are approximate.

Catherine T. Miles Cert. Res.
Appraisal Dimensions, LLC
970-481-4541

THANK YOU FOR YOUR BUSINESS